161.0	0001	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,400 / 644,400
					USE VALUE:	644,400 / 644,400
					ASSESSED:	644,400 / 644,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEBBOS JOHN M
Owner 2:	
Owner 3:	
Street 1:	39 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITE DOUGLAS W -
Owner 2:	-
Street 1:	39 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,107 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7107.000	200,800	400	443,200	644,400
Total Card	0.163	200,800	400	443,200	644,400
Total Parcel	0.163	200,800	400	443,200	644,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.80 | /Parcel: 538.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107253
GIS Ref:
GIS Ref:
Insp Date: 06/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,800	400	7,107.	443,200	644,400	644,400	Year End Roll	12/18/2019
2019	101	FV	180,600	400	7,107.	443,200	624,200	624,200	Year End Roll	1/3/2019
2018	101	FV	180,600	400	7,107.	392,600	573,600	573,600	Year End Roll	12/20/2017
2017	101	FV	180,600	400	7,107.	329,300	510,300	510,300	Year End Roll	1/3/2017
2016	101	FV	180,600	400	7,107.	329,300	510,300	510,300	Year End	1/4/2016
2015	101	FV	179,700	400	7,107.	284,900	465,000	465,000	Year End Roll	12/11/2014
2014	101	FV	179,700	400	7,107.	275,400	455,500	455,500	Year End Roll	12/16/2013
2013	101	FV	179,700	400	7,107.	262,100	442,200	442,200		12/13/2012

!12571!

PRINT

Date	Time
12/11/20	02:38:53

LAST REV

Date	Time
06/29/18	09:54:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE DOUGLAS	1273-142		8/29/2003		417,000	No	No		
	17691-586		12/1/1986		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	107253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2010	922	Redo Bat	6,650					
10/31/1994	580	Manual	400					REPLACE BULKHEAD

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
1/24/2004	MLS	HC	Helen Chinal
3/16/2000	Inspected	276	PATRIOT
11/23/1999	Measured	263	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7107		Sq. Ft.	Site		0	70.	0.89	8									443,249						443,200	

Total AC/HA: 0.16315 | Total SF/SM: 7107 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,249 | Spl Credit | Total: 443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272835
Depreciation:	72028
Depreciated Total:	200807

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

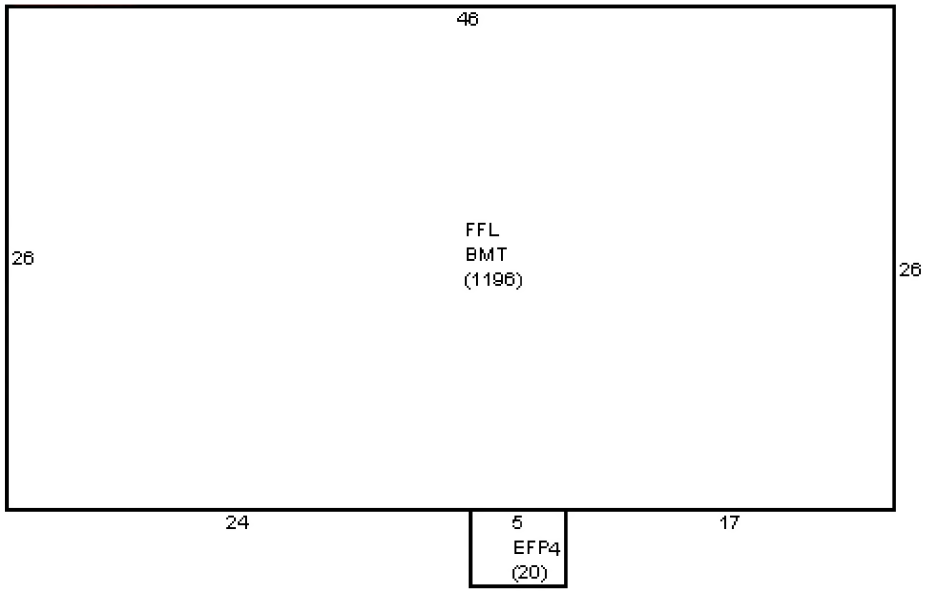
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	83.25
Final Total:	200800	Val/Su SzAd	167.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	38.470	46,012
FFL	First Floor	1,196	128.240	153,372
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	2,412	Total:	200,836
Size Ad	1196	Gross Are	2412	FinArea 1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	10X14	A	AV	1960	4.93	T	40.8	101			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400

IMAGE

AssessPro Patriot Properties, Inc